

# \$525,000 - 299 Cougar Way N, Lethbridge

MLS® #A2240057

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,315 sqft

Residential on 0.11 Acres

Uplands, Lethbridge, Alberta

This well-cared-for BUNGALOW is located in a quiet neighbourhood close to Legacy Park, schools, shopping, and other amenities. With four bedrooms and three full bathrooms, it offers a functional layout suited for a variety of lifestyles. The main floor features an open-concept design with a bright kitchen that includes ample cabinetry, a corner pantry, and convenient access to the laundry area from both the kitchen and the primary bedroom. The primary suite also includes a 4-piece ensuite, and there are two additional bedrooms and a second full bathroom on the main floor.

The fully finished basement adds even more living space, with a large family room that's all set up for your pool table, games area, or whatever you decide. There's also a cozy gas fireplace, a massive fourth bedroom, a 3-piece bathroom, and a dedicated office space.

Outside, the yard is fully landscaped and fenced with a deck, pergola, patio area, and a pond feature—offering a great space to relax or entertain. The double attached heated garage adds everyday convenience. Additional features include central air conditioning, underground sprinklers, central vacuum with floor sweep, water softener, skylight with a remote blind, dual retractable blinds, and a gas line for your BBQ.



Built in 2001

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240057    |
| Price          | \$525,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,315       |
| Acres          | 0.11        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 299 Cougar Way N |
| Subdivision | Uplands          |
| City        | Lethbridge       |
| County      | Lethbridge       |
| Province    | Alberta          |
| Postal Code | T1H 6P8          |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 4                                               |
| Parking        | Double Garage Attached, Off Street, Parking Pad |
| # of Garages   | 2                                               |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Storage                                                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                 |
| Cooling           | Central Air                                                                                                                |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas                                                                                                                        |
| Has Basement      | Yes                                                                                                                        |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | BBQ gas line                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                                          |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 25              |
| Zoning         | R-L             |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.